

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Rainbow Court, 250' N		
Of Susan Court	*	ZONING COMMISSIONER
3rd Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(13 Rainbow Court)		
	*	CASE NO. 02-229-A
Nina N. & Gary S. Wand		
Petitioners	*	

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Nina N. and Gary S. Wand. The variance request is for property located at 13 Rainbow Court in the Owings Mills area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a building setback of 36 ft. from the lot line in lieu of the required 50 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

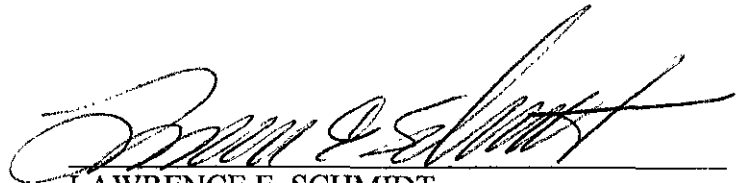
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

1/17/02  
 R. J. [Signature]  
 CHAIRMAN

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of January, 2002, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a building setback of 36 ft. from the lot line in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:raj

1/17/02  
R. G. G. G. G.



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

January 17, 2002

Mr. & Mrs. Gary S. Wand  
13 Rainbow Court  
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance  
Case No. 02-229-A  
Property: 13 Rainbow Court

Dear Mr. & Mrs. Wand:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13 Rainbow Court  
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A04.3, B.2 (BCZR) to permit a proposed addition with a building setback of 36 feet from the lot line in lieu of the required 50 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

## Legal Owner(s):

Gary Steven Wand  
Name Type or Print

Signature

Nina Newman Wand  
Name Type or Print

Signature

13 Rainbow Court #410-955-7225  
Address Telephone No.

Owings Mills, MD 21117  
City State Zip Code

## Representative to be Contacted: see above

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-229-A

Reviewed By JNP Date 11/30/01

Estimated Posting Date 12/9/01

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13 Rainbow Court  
Address  
Owings Mills, MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We need to build an extension to our home. The practical location for this extension will extend into the set back.

The house takes up the entire building envelope, wherever we locate the extension we will be extending into the set back.

Our home is currently a 2 bedroom house, we need 3 bedrooms to accommodate our current family size.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gary Steven Wand  
Signature

Gary Steven Wand  
Name - Type or Print

Nina Newman Wand  
Signature

Nina Newman Wand  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of November, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gary S Wand & Nina Newman Wand

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11/23/01  
Date

[Signature]  
Notary Public  
My Commission Expires 5/10/2005

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13 Rainbow Court  
Address  
Owings Mills, MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We need to build an extension to our home. The practical location for this extension will extend into the set back.

Wherever we locate the extension we will extend beyond the building envelope.  
It is currently a 2 bedroom house and we need 3 bedrooms to accommodate our current family size.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gary Steven Ward  
Signature  
Gary Steven Ward  
Name - Type or Print

Nina Newman Ward  
Signature  
Nina Newman Ward  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of November, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gary Steven Ward & Nina Newman Ward  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11/23/01  
Date

(Jennifer Martha)  
Notary Public  
My Commission Expires 5/10/2005



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13 Rainbow Court  
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 (BCZR) to permit a proposed addition with a building set back of 36 feet from the lot line in lieu of the required 50 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

Gary Steven Wand  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Nina Newman Wand  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address 13 Rainbow Court Telephone No. W. 410-955-7225  
Owings Mills, MD 21117  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted: see above

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-229-A

Reviewed By JNP Date 11/30/01

Estimated Posting Date 12/9/01

Zoning description for 13 Rainbow Court. Beginning at a point on the east side of Rainbow Court which is 50 feet wide at the distance of 250 feet, North of the centerline of the nearest improved intersecting street Susan Court which is 50 feet wide. Being lot # 14 Block \_\_, section 2 in the subdivision of Rainbow Park as recorded in Baltimore County Platt Book #61 and Folio #117 containing 1.2982 acres. also known as 13 Rainbow Court and located in the Third Election District, 3<sup>rd</sup> Councilmanic District.

02-229-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

08173

No.

DATE

11/30/01

ACCOUNT

R-001-006-6150

AMOUNT \$

50.00

RECEIVED FROM

Nina & Cara Ward

FOR

13 Rainbow Court

02229-A (Administrative Variance)

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME  
11/30/2001 11/30/2001 10:51:33  
REF #503 CASHIER K009 LRD DINNER 3  
>> RECEIPT # 228662  
DEPT 5 528 ZONING VERIFICATION  
CR NO. 008173

Receipt Tot 50.00  
50.00 EX .00 EA  
Baltimore County, Maryland

CASHIER'S VALIDATION

12/24A

## CERTIFICATE OF POSTING

RE: Case No. 02-229-A  
Petitioner/Developer: **Mr. Wand**  
Closing Date: **12/24/01**

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

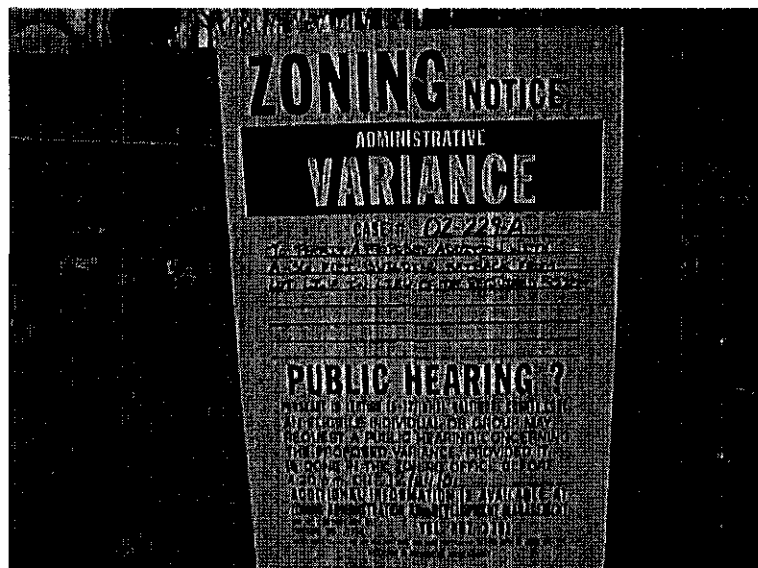
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **13 Rainbow Court**

The sign(s) were posted on **12/08/01**.

Sincerely,



Thomas J. Hoff  
Thomas J. Hoff, Inc.  
406 West Pennsylvania Avenue  
Towson, MD. 21204  
410-296-3668



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 02-229-A  
Petitioner: Nina and Gary Ward  
Address or Location: 13 Rainbow Court, Owings Mills, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nina and Gary Ward  
Address: 13 Rainbow Court  
Owings Mills, MD 21117  
Telephone Number: 410-654-1069

Revised 2/20/98 - SCJ

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_

prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_



Vicinity Map  
scale: 1" = 1000

## LOCATION INFORMATION

Election District \_\_\_\_\_

Councilmanic District \_\_\_\_\_

1" = 200 scale map# \_\_\_\_\_

Zoning \_\_\_\_\_

Lot size: \_\_\_\_\_

acreage \_\_\_\_\_

square feet \_\_\_\_\_

Public Private

SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 02- 229 -A Address 13 RAINBOW COURT  
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 11/30/01 Posting Date: 12/4/01 Closing Date: 12/24/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 02- 229 -A Address 13 RAINBOW COURT  
Petitioner's Name WAMP Telephone 410-955-7225  
Posting Date: 12/4/01 Closing Date: 12/24/01  
Wording for Sign: To Permit a proposed addition with a 36 feet building setback  
from lot line in lieu of the required 50 feet

*Granted 1/17/02*

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director **DATE:** January 24, 2002  
Department of Permits & Development Mgmt.

**FROM:** *RWB* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For January 7, 2002  
Item Nos. 221, 222, 224, 225, 226, 227,  
228, 229, 231, 232, 233, 234, 237, 239,  
and 240

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO.jrb

cc: File

6 11



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 4, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 31, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

221, 222, 224, 225, 226, 227, 228, ~~229~~, 230, 231, 232, 233, 234,  
235, 236, 237, 238, 239, and 240

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

AV?  
12/24

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** January 7, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

JAN - 7 2002

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-229, 02 232 & 02-240

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 1. 2. 02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. [REDACTED] JMT

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

# ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02-229-A

Date Completed/Initials

12-31-01

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

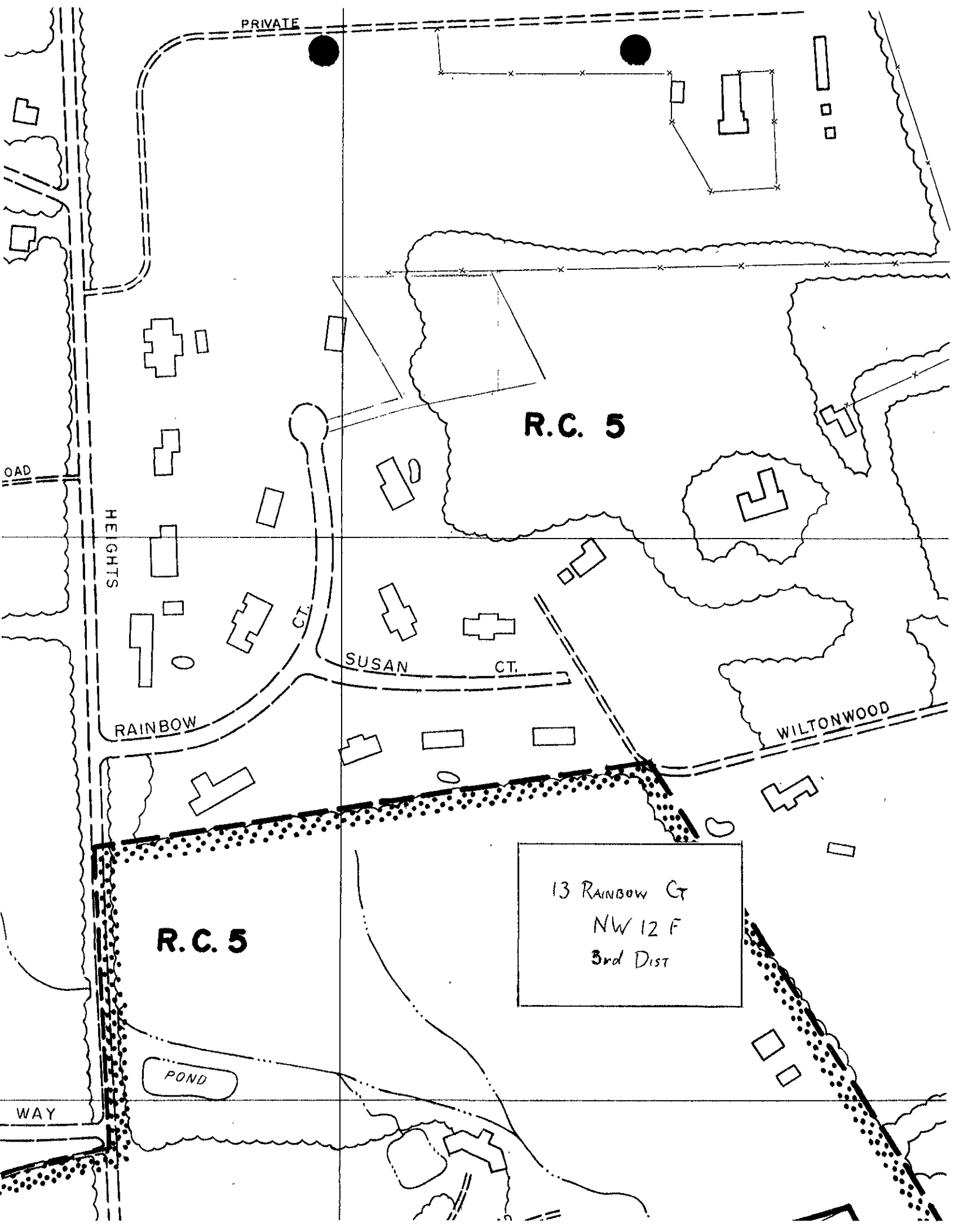
INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

JAP 229 02-229-A



PRIVATE

R.C. 5

HEIGHTS

CT.

SUSAN

CT.

RAINBOW

WILTONWOOD

R.C. 5

13 RAINBOW CT  
NW 12 F  
3rd DIST

POND

WAY



02-229-A

left

RTZ NA 2ANAO INN 010015

top

to

(No. 13A)

68453

8

#

left



02-229-A

#8

RTZ HA 20040 INN 0 0015

House built 1 of 1

(No. 14A)

68452



11



(No. 16A)

RTZ NA 24N40' 11N 100W

Our next door neighbors. Not  
near the extension site.

68450

02-229-A

Heaven

Stations

Sideview of the house the extension  
will extend to the left in the  
back of our house. This is the  
side that faces farmland.

02-229-A

1944

1945

1946

1947

EXHIBIT

02-229-A

REC'D NA CANADIAN HINDU

(No. 25A)

This is a backview. The extension  
is planned to be built out ~~from~~ in  
line with the right end of the  
house - It will extend into our  
backyard which faces ~~west~~ <sup>south</sup>.

Family

for all



(No. 15A)

R12 NA 2AN00 HHT 0 0015

front view of house. Extension  
planned for the rear left.

68451

02-229-A



Mr. Dicks

W. H. Dicks

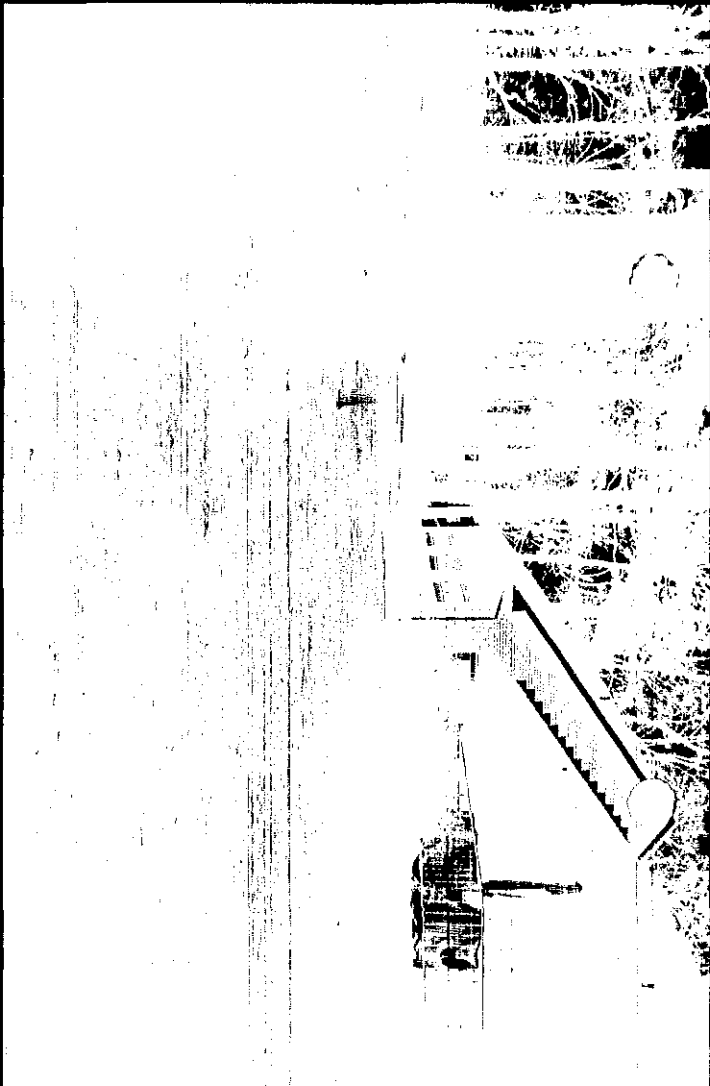


02-229-A

RTZ HA 2AND0 4444 1 0015

<No. 24A>

68442



THOMAS

RT2 E 2240 114 0015  
This shows our neighbors The Jacobs  
at 11 Rainbow Court. Their house  
is next to the opposite side  
of our house from where the  
extension will be

68447

02-229-A



Page 10

RTZ NA CANAD HINH 1 0015

(No. 23A)

68443

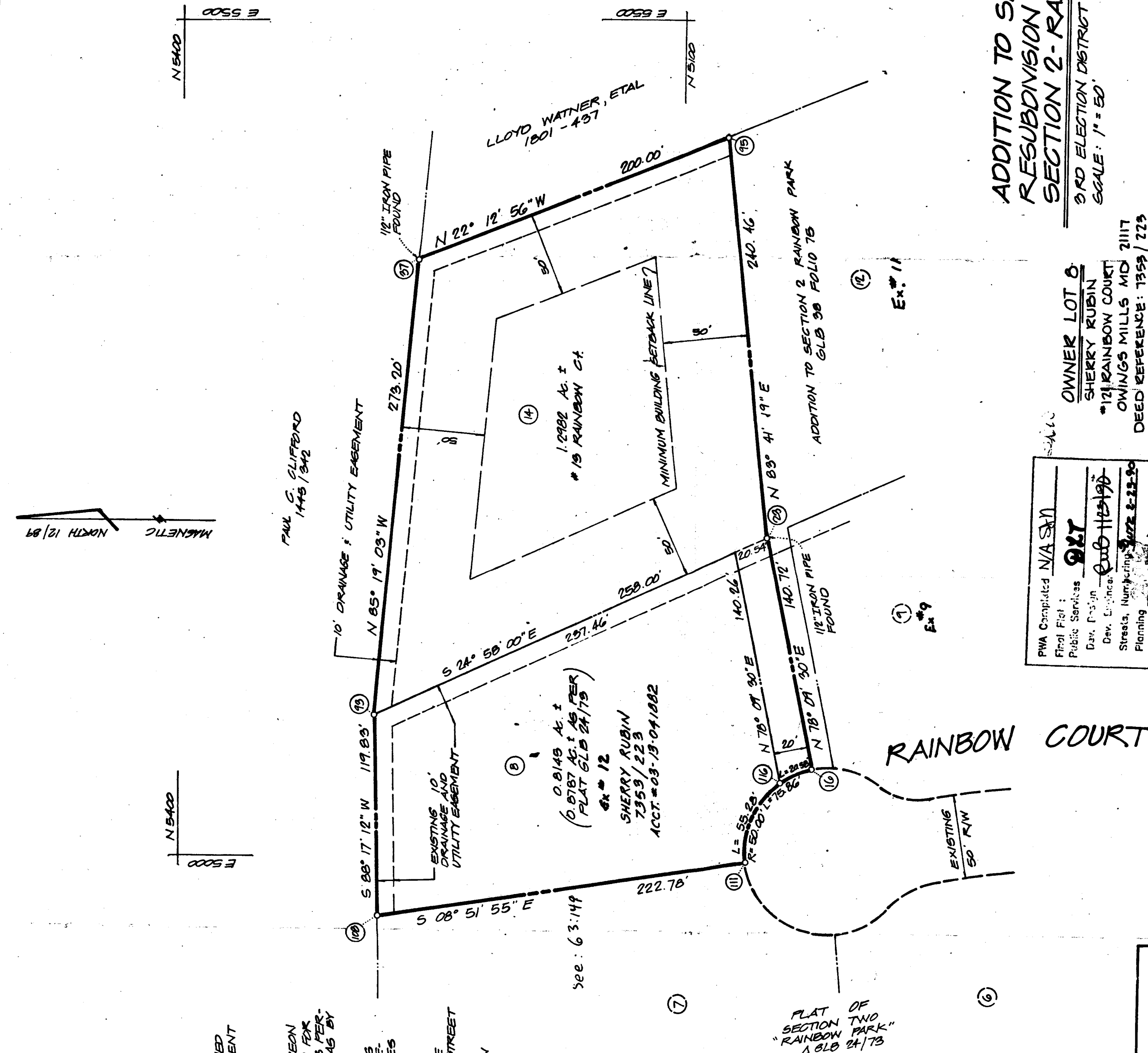
Property next to  
extension.

proposed

02-229-A

## GENERAL NOTES

1. THE RECORDS OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 OF THE BALTIMORE COUNTY CODE.
3. THE RECORDS OF THIS PLAT DOES NOT GUARANTEE THE TALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
4. THE INFORMATION SHOWN HEREIN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING OR THE DEPARTMENT OF PUBLIC WORKS.
6. HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREIN ARE RESERVED UNTIL THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES, AND AGENTS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.
7. EXCEPT AS OTHERWISE INDICATED ALL BUILDING RESTRICTION LINES SHOWN HEREIN HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
8. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.
9. THE COORDINATES AND BEARINGS SHOWN HEREIN ARE BASED ON ASSUMED DATUM.



NOTE: THE INTENT OF THIS PLAT IS TO PROVIDE A TWENTY FOOT WIDE IN EASE ACCESS STRIP TO LOT 14. LOT 14 PRESENTLY IS DESCRIBED BY DEED S106.150. THE TWENTY FOOT WIDE STRIP IS TO BE TAKEN OUT OF LOT 8 BLOCK A SECTION 2 RAINBOW PARK (GLB 24/73).

Filed for record  
S.M. 61 FOLD 117  
Date MAR 29 1990  
Test: *Angus P. Paine*  
Clerk

ADDITION TO SECTION 2 RAINBOW PARK  
RESUBDIVISION OF LOT 8-BLOCK A  
SECTION 2-RAINBOW PARK GLB 24/73  
3RD ELECTION DISTRICT  
SCALE: 1" = 50'  
BALTIMORE CO. MD.  
DECEMBER 19, 1989

OWNER LOT 8  
SHERRY RUBIN  
\*121 RAINBOW COURT  
OWINGS MILLS MD 21117  
DEED REFERENCE: 1959 / 273  
PROPERTY ACCOUNT NO: 03-13-041082  
DATE 3/17/90

PWA Completed N/A S/N  
Final Plat: 927  
Dev. Position: 0000 H25190  
Dev. License: 0000 H25190  
Streets, Municipalities: 0000 H25190  
Planning: 0000 H25190  
Land Acquisitions: 0000 H25190  
Assessments: 0000 H25190

FROM TO	RADIUS	DELTA	ARC	TANGENT	CHORD
111 - 116	50.00'	63° 20' 30"	55.28'	30.85'	56.71' 22° E 50.53'
116 - 116	50.00'	23° 35' 11"	20.88'	10.44'	52.33' 43° 30' E 20.44'

COORDINATES	N.	NORTH	EAST
111	5059.618	4999.855	
108	5279.797	4965.022	
98	5083.919	5084.798	
87	5261.017	5357.086	
95	5075.863	5432.705	
23	5049.429	5193.698	
16	5020.553	5055.976	
116	5039.263	5047.753	

## OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 9-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF MARKERS.

*David M. Paine*  
OWNER  
DATE 12/31/89

## SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO HAS PREPARED THIS PLAT AND THAT THE LAND SHOWN HEREON HAS BEEN Laid Out IN ACCORDANCE WITH THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF MARKERS.

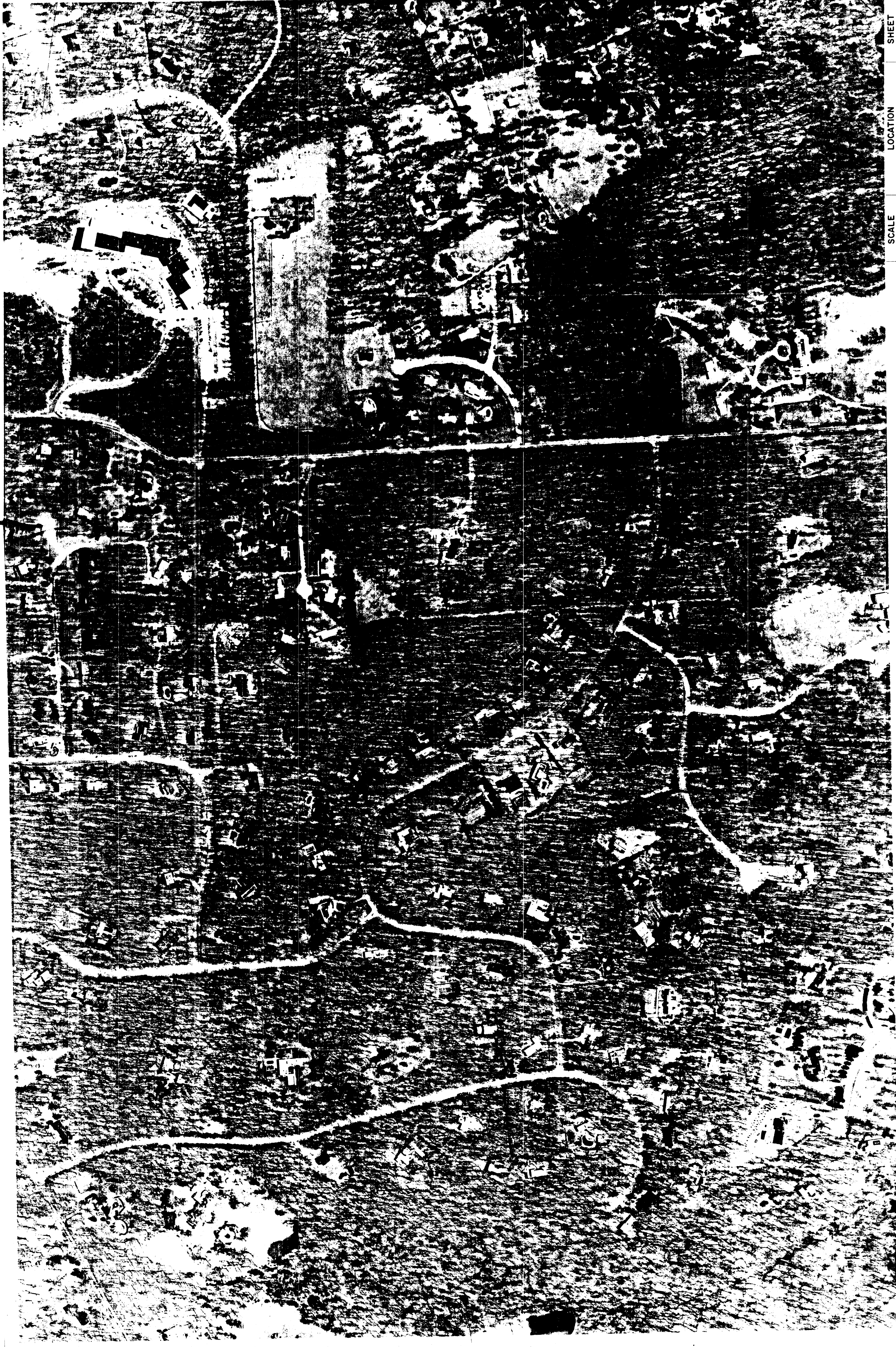
*James W. McKee*  
DATE 12/30/89

## McKEE & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS  
SHANAN PLACE, 5 SHANAN ROAD  
HUNT VALLEY, MARYLAND 2080  
(301) 527-1555

02-289-A





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	ECCLESTON P.O.	NW
DATE OF PHOTOGRAPHY JANUARY 1986	CHATTOLANEE	12-F